



1 Gordon Square, Norwich, NR1 3HJ

Price £220,000

Norwich city centre and train station. The property features a kitchen, sitting room, dining room and downstairs w/c. On the first floor there are three generous bedrooms with a three piece family bathroom. To the front the property benefits from allocated parking with an enclosed, low maintenance garden to the rear which also benefits from a brick built storage shed. The vendors of the property have also secured their next home and therefore the sale will be chain free.

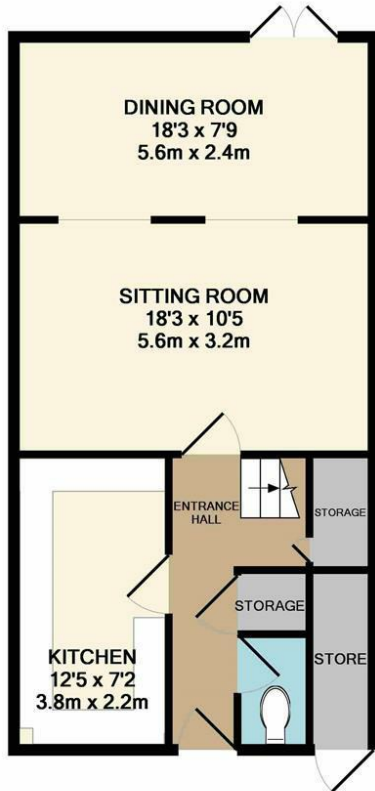
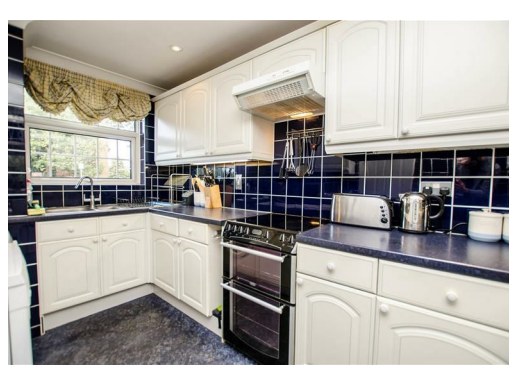
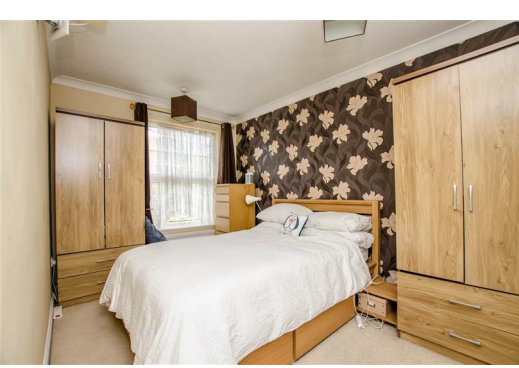


90 St Faiths Lane, Norwich, NR1 1NE

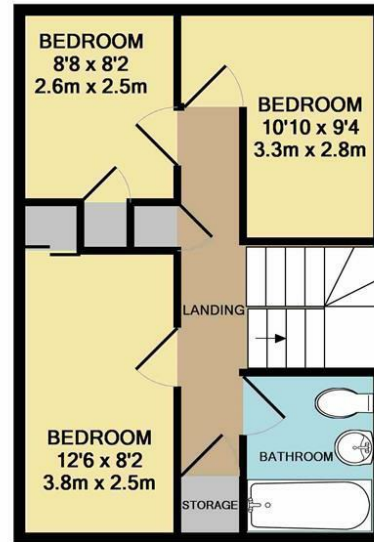
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GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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